

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**

**I. CONTACT INFORMATION**

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Casey Hankinson	Kim Lindquist
Organization	Ryan Companies US, Inc.	City of Rosemount
Address	50 South 10th Street, Suite 300	2875 145 Street West
City / State / Zip	Mpls, MN 55403	Rosemount, MN, 55068
County	Hennepin	Dakota
Phone	612.492.4817	651.322.2020
FAX	612.492.3817	
E-Mail	casey.hankinson@ryancompanies.com	kim.lindquist@ci.rosemount.mn.us
*Note Type of Organization (Owner, Broker, Representative, etc.)	Developer	

**II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP**

**Site Name and Address**

Site Name/Designation	Rosemount Business Park - Pahl Site
Primary PIN Number(s)	34-03210-020-15, 34-40700-020-00, and 34-64552-020-00
Legal Description	see attached
Address	SW Quadrant of Biscayne Avenue and Boulder Trail
City	Rosemount
County	Dakota

**Site Information**

Total developable land	35.4 acres
Number of Parcels	2
Distance to major state/U.S. highway	5 miles
Directions from Interstate or Major Highway: From I-35E take Cedar Ave/CR-23 N south; turn left onto 150th Street W/CR-42; turn right onto Business Parkway: Turn Right onto Boulder Avenue	

**Required Documentation**

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	Yes
ALTA Survey (ASC 2005)	Yes
If site not owned, attach copy of option or purchase agreement	Forthcoming
Copy of site layout	Yes
Copy of aerial photo(s) identifying site location/major highways	Yes
Schedule and required submittals for site plan approval/permits	Yes
Updated Community Profile as reported in MNPRO's database	Yes
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	No - unless user wants to pursue LEED

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

**Identify All Current Property Owners for This Site**

	Owner # 1	Owner #2
Name	Pahl Family Limited Partnership	City of Rosemount
Address	6885 160th Street	2875 145 Street West
City / State / Zip	Apple Valley, MN 55124	Rosemount, MN 55068
Phone	952.431.4345	651.322.2020
E-Mail	gary@pahls.com	kim.lindquist@ci.rosemount.mn.us

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## III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

### Land Use Information

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Provide brief description of previous and current land uses of site .	The property historically been used for agricultural purposes which continues today
Identify current and previous uses of adjacent parcels.	The surrounding land consists of commercial/light industrial to the north and west. Areas to the east and south is used for agricultural purposes

### Current and Planned Zoning

Current and planned zoning designation for the site.	Industrial, BP-Business Park
Current and planned zoning designation for land within 500 feet of the site.	Industrial, BP-Business Park
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Rosemount

## IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	No
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

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Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

Date

Completed

## V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes	
Was a Phase II Environmental Study required? If so, attach a copy.	No	2/12/2007

## VI. TRANSPORTATION

### Interstate Highway

Distance to closest <u>north/south</u> interstate highway	8 miles
•Identify interstate route number	I-35
Distance to closest <u>east/west</u> interstate highway	14 miles
•Identify interstate route number	I-494

### River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	20 miles
Distance to closest International Airport	14.5 miles
Distance to local/regional airport	12 miles
Runway length	4,089 feet
Navigational Aids	ILS

### Rail Access Contact Information and Service Description

Name of Contact	No Rail Access to the Site
Company	
Address	
City / State / Zip	
Phone	
E-Mail	
Description:	

Nearest Intermodal Facility:

30 miles

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION****VII. UTILITY SERVICES****Electric Power Providers and Service Description**

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Contact Name	Jay Jonson
Company	Northern States Power Company (Xcel)
Address	3000 Maxwell Avenue
City / State / Zip	Newport, MN 55055
Phone	651.458.4452
E-Mail	

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	277-480 or 12,208kV
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	No (radial)
What is the approximate distance to the nearest substation servicing this site?	2 miles to Rosemount substation
Is there a potential for dual feed to the site from two different substations?	Yes 2 miles to Kegan
What is the largest demand that can be served at this site using existing system?	2,500 kW transformer

**Natural Gas Providers and Service D**

Contact Name	Deb Durrah
Company	Minnesota Engery Resources Company (MERC-PNG)
Address	2665 145 Street W
City / State / Zip	Rosemount, MN 55068
Phone	651.322.8941
E-Mail	dldurrah@minnesotaenergyresources.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	4 inches
Line Capacity	Load dependent MCF/hour
Pressure (PSI)	60 PSI

**Municipal Water Provider and Service Description**

Contact Name	Andy Brotzler
Municipality	Rosemount
Address	2875 145 Street West
City / State / Zip	Rosemount, MN 55068
Phone	612.322.2025
E-Mail	andy.brotzler@ci.rosemount.mn.us

Head pressure at closest hydrant	PSI
Flow rate at nearest hydrant	GPM
Attach chemical profile of water	No
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	Yes
Any planned upgrades, if so, when?	
What will be the incremental capacity?	NA
Will redundancy or loop be added?	NA

**Municipal Sanitary Sewer Provider and Service Description**

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Contact Name	Andy Brotzler	Sewer line in place near/at site?	Yes
Municipality	Rosemount	Diameter of line at site	10 inches
Address	2875 145 Street West	Size of sewer main in public right-of-way?	10 inches
City / State / Zip	Rosemount, MN 55068	Depth of sewer in public right-of-way?	15 feet
Phone	612.322.2025	Any special pretreatment	No
E-Mail	andy.brotzler@ci.rosemount.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

**Municipal Storm Sewer Service Description/Requirements**

Based on City Engineer input:

Contact Name	Andy Brotzler	Capacity of sewer during 5-year storm event	Yes
Municipality	Rosemount	Capacity of sewer during 10-year storm event	Yes
Address	2875 145 Street West	Capacity of sewer during 20-year storm event	Yes
City / State / Zip	Rosemount, MN 55068		
Phone	612.322.2025		
E-Mail	andy.brotzler@ci.rosemount.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required: refer to enclosed preliminary stormwater management plan			


**MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:**

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	Yes
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes

**Telecommunications Providers and Service Description**

Contact Name	Ricky Willimans
Company	Charter Communications
Address	5720 Vandel Road NW
City / State / Zip	Rochester, MN 55901
Phone	1.888.271.8285
E-Mail	rwillimans6@chartercom.com
Is there telecommunications service currently available at the site?	Yes
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width?	2 Mbps
What is the downstream band width?	20 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	Coaxial
If service not available, how soon could it be installed?	Weeks

# VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: 

Name: Casey Hankinson	Title: Director of Development	Organization: Ryan Companies US, Inc.	Date: 5/29/09
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